

068.0

0002

0014.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
592,700 / 592,700  
592,700 / 592,700  
592,700 / 592,700

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		GROVE ST PL, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: TROCKI C THOMAS /ROSE-MARIE	
Owner 2:	
Owner 3:	
Street 1: 11 GROVE ST PL	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: TROCKI C THOMAS & -	
Owner 2: LAUZE ROSE MARIE C -	
Street 1: 11 GROVE ST PL	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .11 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Clapboard Exterior and 1054 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																												
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
101	One Family		4771		Sq. Ft.	Site		0	70.	1.18	11									394,191							394,200	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4771.000	195,400	3,100	394,200	592,700		43385
							GIS Ref
							GIS Ref
							Insp Date
							10/11/18



Patriot  
Properties Inc.

!5855!

## USER DEFINED

Prior Id # 1: 43385
Prior Id # 2:
Prior Id # 3:
12/30/21 02:53:03
12/10/2020
12/18/2019
1/3/2019
12/20/2017
1/3/2017
1/4/2016
12/11/2014
apro
5855
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	195,400	3100	4,771.	394,200	592,700		Year end	12/23/2021
2021	101	FV	189,700	3100	4,771.	394,200	587,000		Year End Roll	12/10/2020
2020	101	FV	189,700	3100	4,771.	394,200	587,000	587,000	Year End Roll	12/18/2019
2019	101	FV	185,700	4300	4,771.	394,200	584,200	584,200	Year End Roll	1/3/2019
2018	101	FV	185,700	4300	4,771.	264,700	454,700	454,700	Year End Roll	12/20/2017
2017	101	FV	185,700	4300	4,771.	253,400	443,400	443,400	Year End Roll	1/3/2017
2016	101	FV	185,700	4300	4,771.	230,900	420,900	420,900	Year End	1/4/2016
2015	101	FV	175,200	4300	4,771.	185,800	365,300	365,300	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TROCKI C THOMAS	34598-123		1/17/2002	Family		1	No	No	
	13196-545		5/1/1977		28,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/11/2018		Meas/Inspect						BS Barbara S
2/9/2009		Meas/Inspect						189 PATRIOT
1/13/2000		Mailer Sent						
1/10/2000		Measured						277 PATRIOT
3/1/1992								PM Peter M

## ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	Meas/Inspect	BS	Barbara S
2/9/2009	Meas/Inspect	189	PATRIOT
1/13/2000	Mailer Sent		
1/10/2000	Measured	277	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>								
Type:	15 - Old Style		Full Bath:	1	Rating: Average	A Bath:		Rating:												
Sty Ht:	1T - 1 & 3/4 Sty		3/4 Bath:		Rating:	A 3QBth:		Rating:												
(Liv) Units:	1	Total: 1	1/2 Bath:		Rating:	A HBth:		Rating:												
Foundation:	3 - BrickorStone		OthrFix:		Rating:															
Frame:	1 - Wood																			
Prime Wall:	2 - Clapboard																			
Sec Wall:		%																		
Roof Struct:	1 - Gable																			
Roof Cover:	1 - Asphalt Shgl																			
Color:	TAN																			
View / Desir:																				
<b>GENERAL INFORMATION</b>						<b>OTHER FEATURES</b>			<b>RESIDENTIAL GRID</b>											
Grade:	C - Average		Kits:	1	Rating: Average	1st Res Grid	Desc: Line 1	# Units 1												
Year Blt:	1880	Eff Yr Blt:	A Kits:		Rating:	Level	FY LR DR D K FR RR BR FB HB L O													
Alt LUC:		Alt %:	Frl:		Rating:	Other														
Jurisdct:		Fact: .	WSFlue:		Rating:	Upper														
Const Mod:						Lvl 2														
Lump Sum Adj:						Lvl 1														
<b>INTERIOR INFORMATION</b>						<b>CONDOS INFORMATION</b>			<b>Lower</b>											
Avg Ht/FL:	STD		Location:			Totals	RMS: 6	BRs: 2	Baths: 1	HB										
Prim Int Wal	2 - Plaster		Total Units:																	
Sec Int Wall:		%	Floor:																	
Partition:	T - Typical		% Own:																	
Prim Floors:	3 - Hardwood		Name:																	
Sec Floors:		%	<b>DEPRECIATION</b>			<b>REMODELING</b>			<b>RES BREAKDOWN</b>											
Bsmnt Flr:	12 - Concrete		Phys Cond:	AV - Average	31. %	Exterior:	No Unit	RMS	BRS	FL										
Subfloor:			Functional:		%	Interior:	1	6	2	M										
Bsmnt Gar:			Economic:		%	Additions:														
Electric:	3 - Typical		Special:		%	Kitchen:														
Insulation:	2 - Typical		Override:		%	Baths:														
Int vs Ext:	S					Plumbing:														
Heat Fuel:	2 - Gas					Electric:														
Heat Type:	3 - Forced H/W					Heating:														
# Heat Sys:	1					General:														
% Heated:	100	% AC:																		
Solar HW:	NO	Central Vac:	NO																	
% Com Wal		% Sprinkled																		
<b>MOBILE HOME</b>						Make:		Model:		Serial #:		Year:		Color:						
<b>SPEC FEATURES/YARD ITEMS</b>						<b>PARCEL ID</b> 068-0-0002-0014.0							<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
3	Garage	D	Y	1	20X20	A	PR	1930		21.25	T	64	101			3,100		3,100		
More: N	Total Yard Items:	3,100	Total Special Features:		Total:	3,100													AssessPro Patriot Properties, Inc	